

**Richmond Road,Sheffield S13 8TA**

william h brown

***welcome to***

## Richmond Road,Sheffield

Two bedroom shared ownership flat in the sought-after S13 area. Comprising lounge, kitchen, two bedrooms and bathroom, with added utility/storage room. Richmond Road offers easy access to shops, schools and transport links. CASH BUYERS ONLY.













**Hall**
Having stairs that provide access to the first floor accommodation and having the front entrance door.

**Landing**
Providing access to all areas.

**Utility**
Having a front facing double glazed window.

**Bedroom One**
Having a rear facing double glazed window, radiator and fitted wardrobes.

**Bedroom Two**
Having a rear facing double glazed window.

**Shower Room**
Having a front facing double glazed window, WC and sink basin. Shower suite and radiator.

**Living Room**
Having a rear facing double glazed bay window and a radiator.

**Kitchen**
Having a range of wall and base units with an inset stainless steel sink. Fully tiled backsplash. Front facing double glazed window.

**Agents Note**
This property is currently under shared ownership in conjunction with Guinness Partnership who have criteria for any purchase, the advertised price is for the sellers 25% share. £307 per month is paid to Guinness Partnership as rent and charges for the retained share. Please contact the branch or Guinness Partnership for guidance on purchase requirements.

In addition, Guinness Partnership have advised that they would be prepared to staircase a transaction to 75% ownership. This would mean that any potential purchaser would buy the vendor's 25% share and the remaining 50% share from Guinness Partnership.

Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability.

*welcome to*

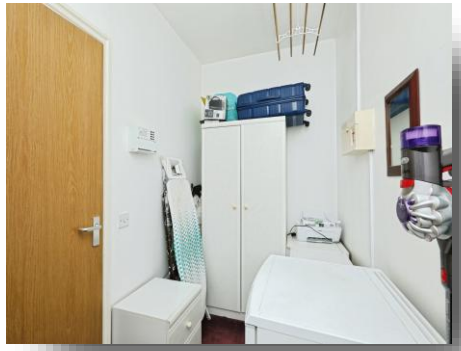
# Richmond Road, Sheffield

- Two bedrooms
- First floor flat
- Sought after location
- Access to local amenities
- NO CHAIN

Tenure: Leasehold EPC Rating: C
Council Tax Band: A  Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## £28,125








Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/CPK115118

The Property Ombudsman

Property Ref:
CPK115118 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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